



# Municipality of Anchorage

Ethan Berkowitz, Mayor

## RE: Narrative Information Sheet for FY2019 EPA Brownfields Assessment Coalition Grant Proposal

The **Municipality of Anchorage** and its Coalition Members (the **Anchorage Community Development Authority** and **Eklutna, Inc.**) are pleased to submit this proposal for the FY2019 EPA Brownfields Assessment Grant Competition. Below we provide the information requested.

### 1. Applicant Identification:

Municipality of Anchorage, Real Estate Department  
PO Box 196650, Anchorage, AK 99519-6650

### 2. Funding Requested:

- (a) Assessment Grant Type: Coalition
- (b) Federal Funds Requested:
  - (i) Requested Amount: \$600,000
  - (ii) Site-specific Assessment Grant Waiver: *not applicable*
- (c) Contamination: \$300,000 Hazardous Substances and \$300,000 Petroleum

### 3. Location:

- (a) City: Municipality of Anchorage
- (b) County: Municipality of Anchorage
- (c) State: Alaska

### 4. Property Information for Site-Specific Proposals: *not applicable*

### 5. Contacts:

- (a) Project Director:
 

Name: Nicole Jones-Vogel, AICP, Land Management Officer  
Phone: (907) 343-7531  
Email: nicole.jones-vogel@anchorageak.gov  
Mailing Address: PO Box 196650, Anchorage, AK 99519-6650
- (b) Chief Executive/Highest Ranking Elected Official:
 

Name: Ethan Berkowitz, Mayor  
Phone: (907) 343-7100  
Email: mayor@muni.org  
Mailing Address: PO Box 196650, Anchorage, AK 99519-6650

### 6. Population: 298,225 (Municipality of Anchorage)



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## 7. Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less.	n/a
Applicant is, or will assist, a federally recognized Indian tribe or U.S. territory.*	1, 5, 6, 7
The priority brownfield site(s) is impacted by mine-scarred land.	1, 2
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2, 3, 4
The priority brownfield site(s) is in a federally designated flood plain.	1
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	2, 3
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	n/a

*\*Eklutna, Inc. (Coalition partner) is an Alaska Native Village Corporation.*

**8. Letter from the State or Tribal Environmental Authority:** A letter of acknowledgement from the Alaska Department of Environmental Conservation (ADEC) is attached.



THE STATE  
of **ALASKA**  
GOVERNOR MICHAEL J. DUNLEAVY

## Department of Environmental Conservation

DIVISION OF SPILL PREVENTION AND RESPONSE  
Contaminated Sites Program

555 Cordova Street  
3<sup>rd</sup> floor  
Anchorage, AK 99501  
Main: 907-269-2021  
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[www.dec.alaska.gov](http://www.dec.alaska.gov)

January 3, 2019

Terri Griffith  
U.S. Environmental Protection Agency, Region 10  
1200 Sixth Avenue, Suite 155 (ECL-133)  
Seattle, Washington 98101

Re: State Environmental Authority Letter

Dear Ms. Griffith,


This letter acknowledges that the Municipality of Anchorage (MOA) notified the Alaska Department of Environmental Conservation (DEC), the designated State Environmental Authority, that MOA is submitting to the United States Environmental Protection Agency (EPA) a 2019 Brownfields Community-Wide Assessment Grant.

DEC Brownfields is committed to assisting Alaska communities in their efforts to address brownfields properties. We believe the proposal to be a positive and necessary step in addressing very important issues in the Anchorage area. We are aware that the MOA is planning to further their comprehensive inventory of brownfields sites, prioritize sites, assess existing contamination, and plan for cleanup of priority sites in areas of Anchorage that are overburdened by brownfields sites.

The DEC has assisted the MOA on several projects beginning in 2006 with DEC Brownfields Assessment services at John's Motel & RV, as well as Peacock Cleaners which also went on to receive a Targeted Brownfields Assessment (TBA) and an EPA Cleanup Grant. The MOA was also awarded DEC Brownfields Assessment & Cleanup services to conduct soil and groundwater investigation in 2015 for 3224 Mountain View Drive. In 2017, the MOA received a Community-Wide Assessment grant which they used to develop a brownfields inventory, prioritize sites, assess sites and plan for cleanup. DEC has assisted the MOA with their Community-Wide Assessment Grant by attending meetings and advising on sites, as well as reviewing the resulting reports. Additionally DEC has been involved with the MOAs current TBA projects at L&L Mobile Home Park, Kathy O. Estates Mobile Home Park, and South Park Mobile Home Park. We believe the MOA is dedicated to sustainable redevelopment that will provide long term benefits to the Anchorage community.

This letter establishes the MOA's compliance with the notification requirements of Threshold Criterion for EPA Brownfield Cleanup Grants. We wish the MOA well on both their pursuit of EPA assistance and success in addressing priority brownfields sites in Anchorage. Please contact me directly if we can be of any further assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Lisa Griswold', with a stylized, cursive script.

Lisa Griswold  
Environmental Program Specialist

# **NARRATIVE PROPOSAL**

## **1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION**

**1.a.i. Background & Description of Target Area:** Home to 40% of the state's population, the Municipality of Anchorage (MOA) is Alaska's most populous city and the focus of our brownfield assessment project. Located in southcentral Alaska, Anchorage sits in coastal lowlands and extends up the slopes of the Chugach Mountains. The municipality has a total area of 1,961 square miles and is larger than Rhode Island. The MOA grew with construction and completion of the Alaska Railroad in the 1930s. Elmendorf Air Force Base and Fort Richardson Army Base were built in the 1940s and served as Anchorage's primary economic engine until the 1968 discovery of oil in Prudhoe Bay. With construction of the Trans-Alaska Pipeline, the MOA became a hub for oil and gas companies. The 1980s was a time of growth thanks to a flood of North Slope oil revenue. However, recent decline in oil prices has resulted in a loss in jobs and revenue for the area. Motivated more now than ever, the people of the MOA are coming together to creatively diversify the economy.

In Fiscal Year 2017 (FY17), the MOA was awarded \$300K EPA Brownfield Community-Wide Assessment (CWA) Grant funding which we successfully expended in <18 months (see 4.b)! The Grant allowed the MOA to develop a comprehensive brownfield redevelopment program with a diverse group of project partners and stakeholders. In order to accomplish our infill redevelopment goals and continue the momentum of the FY17 CWA Grant, we continue to rely on securing an array of EPA and state brownfield grants to fill funding gaps and fuel public-private partnerships. **As the lead applicant for the FY19 CWA Grant, the MOA has formed a Coalition with the Anchorage Community Development Authority (ACDA) and Eklutna, Inc.** (an Alaska Native Village Corporation) to focus brownfields revitalization efforts in five target areas: **(1) East Downtown/Fairview/Ship Creek, (2) Downtown Core, (3) Midtown/Spenard, (4) Mountain View and (5) Chugiak/Eagle River.** These areas are home to a mix of land uses including residential neighborhoods, manufactured home parks, **mine-scarred land**, former landfills, illegal dump sites, light and heavy industrial operations, commercial businesses, and surface parking lots. There has been significant land use and environmental challenges for residents in these areas including lack of infrastructure and close proximity to brownfields sites. In fact, in 2018, 25 Alaskan communities were approved as federally Designated Opportunity Zones (DOZs), 7 of which are in Anchorage and 4 of which are in the target areas for this project.

Building on the momentum and best practices learned from the FY17 CWA Grant, the Coalition will leverage \$600K of CWA Grant funding with proven strategies and incentives to revitalize priority sites and address socioeconomic challenges. The brownfield grant program will allow the MOA and its partners to focus resources in the areas that will have greatest impact on community members and advance established revitalization goals.

**1.a.ii. Description of Priority Brownfield Sites:** Four of our five target areas are **located within 100-yr FEMA floodplains.**<sup>a</sup> Below we provide descriptions of priority sites in each target area:

**(1) East Downtown/Fairview/Ship Creek:** This area includes the 15-acre **Old Native Hospital** site that has been vacant since the buildings were demolished in 1996. A groundwater plume with tetrachloroethylene (PCE) and trichloroethylene (TCE) runs through the portion of the property and originates from two former dry cleaners. Remedial activities at the former dry cleaner sites are ongoing and PCE contamination is known to extend more than 50 feet below ground surface but the total extent is still unknown. Another area of the property has confirmed polychlorinated biphenyl (PCB) contamination likely caused by a release at an adjacent power plant that is actively undergoing cleanup. The property is also suspected to have residual petroleum contamination from a nearby 400,000-gallon diesel spill caused by a 9.2-magnitude earthquake in 1964 that impacted the entire Ship Creek area. The site is positioned for mixed-use redevelopment and grant funds are needed for a Phase II Environmental Site Assessment (ESA) and Cleanup Action Plan (CAP). The MOA has initiated property sale negotiations with the owner of the 4-acre **Grubstake Auction Yard** directly adjacent to the Old Native Hospital site. The property owner is in the process of relocating his business and the MOA is considering acquisition. Site reuse planning efforts are scheduled to begin in Spring 2019 as an extension of the ongoing planning efforts for the Old Native Hospital. Adjacent to the property is an active cleanup site with confirmed PCE and petroleum impacts. Grant funds are needed for a Phase I/II ESA and CAP. The AK Dept. of Environmental Conservation (ADEC) Contaminated Sites Database (CSD) includes >70 sites with environmental records and 5 groundwater plumes within a ½ mile radius of the Old Native Hospital and Grubstake Auction sites. Of the 70 sites identified, 19 are active cleanup sites. The ACDA is requesting funds in support of redeveloping the **3<sup>rd</sup> Ave Parking Lot**. As one of the area's most underutilized parking lots, this site is perfectly positioned for mixed-use redevelopment. The ADEC CSD identifies a PCE groundwater plume and records for >30 sites within a ¼ mile radius of the property. In addition to PCE, other Contaminants of Concern (COCs) include petroleum from past spills, leaking underground storage tanks (LUSTs) and an old railyard. Grant funds are needed for a Phase I/II ESA and Site Reuse Plan.

**(2) Downtown Core:** The 50-yr-old **JCPenney (JCP) Garage** is in advanced stages of deterioration. The 45,000SF retail area has been vacant for decades and only a portion of the structure is open for use. ACDA is currently funding a Phase I ESA and is in negotiations with JCP to purchase the garage for mixed-use redevelopment. Due to the age of the building, asbestos containing materials (ACM) and lead-based paint (LBP) are expected. The ADEC CSD includes listings for 16 sites within a ¼ mile radius and COCs include PCEs from former dry cleaners and petroleum from LUSTs and a diesel spill.

<sup>a</sup> Target areas in **100-yr FEMA floodplain** include the Downtown Core, Midtown/Spenard, Mountain View and Chugiak/Eagle River.

Grants funds are needed for a Phase II ESA, Regulated Building Materials (RBM) Survey and CAP. The proposed **Senior Housing Complex** property is currently occupied by the Anchorage Health Department (AHD) headquarters who have outgrown their building and will be relocating to the proposed Tudor/Elmore Complex site in the Tudor target area described below. Built in the 1960s, the current facility is crumbling due to structural damage and AHD is unable to continue paying \$700K/yr for repair costs. The planning process for redeveloping this site has been underway since 2017 and site reuse plans are complete. The mixed-use development will include an onsite health clinic and commercial amenities that support senior residents. Due to the age of the building, ACM and LBP are expected. The ADEC CSD identifies 12 LUST sites within a ¼ mile radius. Grants funds are needed for a Phase II ESA, RBM Survey and CAP.

**(3) Midtown/Spenard:** This area includes the proposed **Tudor/Elmore Complex** currently occupied by the Anchorage School District (ASD) transportation facility. Built in 1969, the 13-acre facility is highly underutilized and is being relocated so the site can be redeveloped for the new AHD headquarters and a 70k SF mixed-use development. Grants funds are needed for a Phase II ESA, RBM Survey and CAP. This area also includes the **Chugach Way Corridor** currently undergoing revitalization. The FY17 CWA Grant funded a comprehensive inventory (209 parcels covering 52 acres) and Phase I/II ESAs for properties along this 0.4-mile corridor in the Spenard Neighborhood. The inventory was leveraged to secure funds for area-wide planning (AWP) and the FY19 CWA Grant will be prioritized for Phase I/II ESAs at additional catalyst redevelopment sites identified via ongoing AWP activities. Site uses along the corridor include high-density housing, a former gas station and vacant lots. COCs include petroleum, ACM, LBP and arsenic. The ADEC CSD identifies 25 properties with environmental records, including 4 active cleanup sites and multiple LUST sites within a ¼ mile radius.

**(4) Mountain View:** The **Glenn Square Gateway** site at the entrance to the Glenn Square Shopping Center (an economic anchor in this area) and adjacent to Special Olympics Alaska headquarters is positioned for redevelopment as a neighborhood commercial or social service center. The property is vacant and past uses in the immediate vicinity include an unpermitted landfill, heavy equipment repair, creamery, machine shop and transformer yard. COCs include PCBs, TCEs, petroleum and Volatile Organic Compounds (VOCs). Two adjacent properties are actively undergoing remediation according to the ADEC CSD. Grant funds are needed for a Supplemental Phase II ESA, CAP and Site Reuse Plan.

**(5) Chugiak/Eagle River:** This area contains mine-scarred lands from a former rock quarry operation. A site investigation at a 68-acre portion of Eklutna's undeveloped 770-acre **Mink Creek Property** (downgradient from a former rock quarry [mine-scarred land]) confirmed soil and groundwater impacts from chromium, iron, manganese and nickel, all of which are connected to quarry activities. Adjacent land uses also include a former landfill and 12 properties with records in the ADEC CSD, 3 of which are active cleanup sites with petroleum contamination from LUSTs and illegal dumping activities. Peters Creek and Mink Creek run through center of the property with the Mink Creek Headwaters in the northern area of the property. A portion of the site is positioned for mixed-use development to help address the area's affordable housing crisis. Grant funds are needed for a Supplemental Phase II ESA to further characterize the extent of contamination and identify the source. A former **Dept. of Natural Resources (DNR) Fish Hatchery** is located alongside Chugach State Park. ACM and LBP are suspected and at least 5 USTs are documented. The ADEC CSD includes records of an onsite diesel spill and 3 contaminated sites located within ½ mile of the property. A creek runs along the southside of the property and Upper Fire Lake borders the eastside. The State has offered to donate the property to the MOA Parks and Rec. (P&R) Dept. Prior to accepting the property, the MOA needs grant funds for a Phase I/II ESA and RBM Survey. The community would like the site to be redeveloped as a public access point to Chugach State Park and P&R would like to use a portion of the site for their Eagle River equipment storage facility.

**1.b.i. Redevelopment Strategy & Alignment with Revitalization Plans:** All the proposed projects align with the land use goals identified in the MOA's *2040 Land Use Plan* (an element of the MOA's *Comprehensive Plan*) and nearly all the projects have undergone extensive community visioning and/or been addressed in local small area plans. As previously mentioned, all the target areas (except Chugiak/Eagle River) are DOZs and have undergone extensive community visioning and planning to meet the DOZ criteria. The following table provides a summary of our redevelopment strategy.

	Priority Site	Redevelopment Plans/Strategy	Alignment with Revitalization/Land Use Plans
E. Downtown/Fairview/Ship Creek	Old Native Hospital	Mixed-use development with residential, retail, non-profit, recreational & educational uses, <b>solar farm</b> & community garden/urban agriculture center (using raised bed & clean soil).	Revitalization planning initiated by the MOA in 2018. Two conceptual site plans were presented for public comment on 01/08/19, with final plans expected in Spring 2019.
	Grubstake Auction Yard	In partnership with local non-profits, the MOA is co-funding a comprehensive study to research the types of services/ programs that could result in a redevelopment that augments existing social service providers & provides community benefit & diversified land use that become economic catalysts for the area.	The MOA recognizes the pivotal location of this property and has initiated revitalization planning as an extension of the Old Native Hospital project. The first public outreach event is schedule for Spring 2019. The MOA is considering acquisition of the site.
	3 <sup>rd</sup> Ave Parking Lot	Transform underutilized parking lot into mixed-use retail, residential & parking garage. Link to pedestrian/bike & public transit routes. <b>Add rooftop solar panels &amp; charging stations for electric vehicles.</b>	Identified as top priorities for 2019-2020 in ACDA's 2017 <i>Downtown Redevelopment Plan</i> . Supports community requests for affordable housing downtown & within

	Priority Site	Redevelopment Plans/Strategy	Alignment with Revitalization/Land Use Plans
Downtown Core	JCP Garage	Mixed-use retail/office/apartments/parking garage. <b>Add rooftop solar panels &amp; charging stations for electric vehicles.</b> Supports community goals to preserve jobs at the existing JCP retail store & create new jobs. Link to bicycle & public transit routes. ACDA is currently in negotiations with JCP to purchase the property.	walking distance of the Transit Center. A 2015 survey completed for the “Live Work Play Housing Focus Area” initiative identified downtown as the #1 area people want to live. The top two redevelopment strategies prioritized by survey participants were “redevelop deteriorated areas” & “build more housing” downtown. <sup>b</sup>
	Sr. Housing Complex	Relocate AHD Headquarters to Tudor/Elmore Complex. Build 118 apartments for seniors, preserve onsite health clinic, add retail/commercial amenities (café, pharmacy & rental cars for residents). <b>Add rooftop solar panels &amp; electric vehicle charging stations.</b>	Redevelopment planning & community visioning initiated in 2017 via public-private partnership between MOA, ACDA, AHD and two developers. Design plans finalized in 2018. Phase I/II ESAs have been completed on the ASD site to identify environmental hazards & inform future land use planning. Negotiated 13-acre public land swap in exchange for developers funding \$500K design fee for Sr. Housing Complex & Tudor/Elmore Complex.
Midtown/Spennard	Tudor/Elmore Complex	Relocate ASD bus barn and position property for highest & best use. Build new AHD Headquarters facility as well as a 70k SF complex that includes apartments, townhomes, a grocery store, retail & hotel. <b>Add rooftop solar panels &amp; electric vehicle charging stations.</b>	Support Transit Oriented Development goals of the <i>Spennard Corridor Plan</i> . Prioritize funds for ESAs on catalyst sites identified via ongoing AWP activities.
	Chugach Way Properties	Provide mixed-use affordable multifamily housing near public transit routes, preserve greenspace & create pocket park & trails.	Support the goals of MOA’s <i>Chugiak-Eagle River Comprehensive Plan</i> to enhance public access, improve green spaces & expand parks.
Mt. View	Glenn Square Gateway	Vacant parcel at the gateway to the Glenn Square Shopping Center and adjacent to Special Olympics Alaska training headquarters. Potential to be redeveloped for commercial use that supports the needs of the local community & enhances the entrance to the Glenn Square Shopping Center – a critical economic anchor.	Proposed redevelopment of this site will support the goals of the 2016 <i>Targeted Neighborhood Plan</i> to “vibrant sustainable businesses owned by local entrepreneurs... that encourage investment in the area and provide affordable services that sustain Mountain View residents.” <sup>c</sup>
Chugiak/Eagle River	Mink Creek Property	Respond to community needs for affordable single- and multi-family residential & commercial/retail facilities. Restore the environment, <b>protect onsite waterbodies</b> , preserve greenspace and facilitate open space connections with walking/biking trails.	Work with property owners/developers to conduct ESA/cleanup planning activities to position underutilized/ vacant properties for reuse & leverage recent investments.
	DNR Fish Hatchery	Preserve existing parking lot & structures. Create public access point to Chugach State Park. Provide public amenities (restroom, drinking fountain, history boards, park maps/trailhead signs). Relocate P&R Dept’s Eagle River Park equipment storage site to this property to reduced vehicle miles traveled. Restore the environment, <b>protect onsite waterbodies</b> , preserve greenspace.	Support the goals of MOA’s <i>Chugiak-Eagle River Comprehensive Plan</i> to enhance public access, improve green spaces & expand parks.

**1.b.ii. Outcomes and Benefits of Redevelopment Strategy:** Redevelopment of the priority sites will result in an array of **economic benefits**, including new business and housing options and job creation. The table below summarizes residential, commercial and retail space that will be created by the proposed projects.

Priority Site	Residential Space*	Commercial Space*	Retail Space*
Old Native Hospital	≥ 12,000 SF (multi-family)	≥ 2,000 SF	≥ 5,000 SF
JCP Garage	10,500 to 11,200 SF (apartments/condos)	21,000 to 42,000 SF	21,000 SF
3rd Ave Parking Lot	20,000 to 30,000 SF (apartments/condos)	35,000 to 70,000 SF	25,000 to 40,000 SF
Sr. Housing Complex	120,000 SF (188 apartments)	-	5,000 SF
Tudor/Elmore Complex	200,000 SF (apartments/condos)	40,000 SF (new AHD headquarters) 177,500 SF (other)	77,200 SF
<b>Total Estimates</b>	<b>362,500 to 373,200 SF</b>	<b>275,500 to 331,500 SF</b>	<b>133,200 to 148,200 SF</b>

\*Estimates obtained from site reuse plan/design documents.

A 2017 *Economic Impacts Analysis* quantified new jobs associated with redevelopment of the following priority sites: **Tudor/Elmore Complex**: 386 construction jobs and 521 other new jobs; and **Sr. Housing Complex**: 111 construction jobs and 26 other new jobs.<sup>d</sup> Using the U.S. Energy Information Administration’s most recent employment estimates for commercial space (600SF/worker) and retail space (1,200SF/worker), other projects identified in the above table are estimated to create 570-676 new jobs (not including construction jobs).<sup>e</sup>

Assessment and cleanup of the priority sites will also result in numerous **non-economic benefits**, including:

- **Facilitate energy efficiency improvement projects:** All ACDA projects include integrating rooftop solar panels and charging stations for electric vehicles. These features are currently included in design plans for the **JCP Garage**, **3<sup>rd</sup> Ave Parking Lot**, **Sr. Housing Complex**, and **Tudor/Elmore Complex** projects. Preliminary plans for the **Old Native Hospital** include developing a solar farm (≤6k SF) on a portion of the property.
- **Environmental restoration:** Characterizing and delineating the extent of contamination at the **Mink Creek**, **DNR Fish Hatchery**, **Glenn Square Gateway**, **Old Native Hospital** and **Grubstake Auction** properties will lay the foundation for

<sup>b</sup> Anchorage Economic Development Corp. *Live Work Play Housing Focus Area. 2015 Survey.*

<sup>c</sup> Anchorage Community Land Trust. *Mountain View Targeted Neighborhood Plan.* March 2016.

<sup>d</sup> Anchorage Economic Development Corp. *Economic Impacts Analysis: Irwin Development/Alaska Pacific Development DHS Building Project Proposal.* June 8, 2017.

<sup>e</sup> U.S. Energy Information Administration. *Table B2. Summary table: total and medians of floorspace, number of workers, and hours of operation, Revised 2016.*



future cleanup activities that will restore impacted areas of the environment and reduce potential for offsite migration of contaminants. These activities will also reduce impacts to waterbodies on the **Mink Creek** site (Peters Creek, Mink Creek and Mink Creek Headwaters) and **DNR Fish Hatchery** (Upper Fire Lake and Creek).

- **Greenspace preservation & new recreational amenities:** Reuse of the **DNR Fish Hatchery** as a public access point to Chugach State Park will support greenspace preservation and enhance recreational amenities. Priorities for the **Chugach Way Corridor** and Eklutna's **Mink Creek Property** also include greenspace preservation and creation of public parks and walking trails. Redevelopment plans for the **Old Native Hospital** includes creation of a neighborhood park (2.7k SF), walking trails (~1k ft), a dog park (6k SF), an amphitheater (4.5k SF), a Native Heritage Memorial (300 SF) and greenspace preservation (>5k SF).
- **Support non-profits:** The **Old Native Hospital** project will preserve and expand space currently used for an urban agriculture pilot project (6k-11.7k SF of raised garden beds with clean soil) operated by the University of Anchorage AK and AK Food Policy, as well as creating space for a library or other educational center (2k SF). Redeveloping this site will provide amenities that support the neighboring, non-profit Quiana House (a half-way house for at-risk Native girls). Redevelopment of the adjacent **Grubstake Auction Yard** will allow for additional opportunities to collaborate with and support local non-profits, including the adjacent Brother Francis Shelter.

**1.c.i. Resources Needed for Site Reuse:** Throughout the project, the Coalition will explore ways to leverage grant funding with additional state/federal grants, bonds, and public-private partnerships to complete revitalization. The Coalition has already secured significant funding and developed revitalization plans that will increase redevelopment momentum of the priority sites and target areas. The following table lists (1) funding sources secured that the CWA Grant will leverage and (2) additional funding sources anticipated to advance site cleanup/redevelopment.

Priority Site	Funding Secured	Anticipated Funding Sources to Leverage CWA Grant
Old Native Hospital	<ul style="list-style-type: none"> <li>• The Heritage Land Bank (HLB; a non-tax funded division of the MOA Real Estate Dept.) is funding the Master Plan.</li> <li>• Funding and oversight for the Urban Agriculture project is provided by Alaska Food Policy Council.</li> </ul>	<ul style="list-style-type: none"> <li>• MOA will pursue EPA Cleanup or ADEC Brownfield Assessment &amp; Cleanup (DBAC) Grant.</li> <li>• The HLB has funds in reserve for short-term uses and will partner with local non-profits &amp; developers to fund proposed commercial/residential development.</li> <li>• Tax credits for low-income/affordable housing development.</li> <li>• DOZ benefits/developer incentives.</li> </ul>
Grubstake Auction Yard	<ul style="list-style-type: none"> <li>• Planning study is co-funded by the MOA &amp; local non-profits including the Anchorage Community Foundation &amp; Rasmusson Foundation.</li> </ul>	<ul style="list-style-type: none"> <li>• MOA will pursue EPA Cleanup or ADEC DBAC Grant.</li> <li>• DOZ benefits/developer incentives.</li> </ul>
3rd Ave Parking Lot	<ul style="list-style-type: none"> <li>• n/a</li> </ul>	<ul style="list-style-type: none"> <li>• Public-private partnership with developers.</li> <li>• If required, ACDA will pursue EPA Cleanup or ADEC DBAC Grant.</li> <li>• DOZ benefits/developer incentives.</li> </ul>
JCP Garage	<ul style="list-style-type: none"> <li>• Phase I ESA &amp; preliminary site reuse/design concepts funded by the ACDA.</li> </ul>	<ul style="list-style-type: none"> <li>• ACDA will pursue EPA Cleanup or ADEC DBAC Grant.</li> <li>• Public-private partnership with JCP and developers.</li> <li>• ACDA funds in reserve to support redevelopment.</li> <li>• DOZ benefits/developer incentives.</li> </ul>
Sr. Housing Complex & Tudor/Elmore Complex	<ul style="list-style-type: none"> <li>• \$500K of planning studies &amp; redevelopment plans privately funded by developers in exchange for 13 acres of public land.</li> <li>• 2017 <i>Economic Impact Analysis</i> funded by AEDC.<sup>f</sup></li> <li>• MOA funded Phase I ESA for Sr. Housing site.</li> <li>• MOA funded Limited Phase II ESA for Tudor/Elmore Complex.</li> </ul>	<ul style="list-style-type: none"> <li>• Cleanup/demolition/redevelopment will be funded by private developers in exchange for tax credits.</li> <li>• \$2.4M tax credits approved for affordable Sr. Housing Complex.</li> <li>• \$6M tax credits approved for Tudor/Elmore Complex (including tax credits for low-income/affordable housing development).</li> <li>• DOZ benefits/developer incentives.</li> </ul>
Glenn Square Gateway	<ul style="list-style-type: none"> <li>• HLB funded Limited Phase II ESA.</li> </ul>	<ul style="list-style-type: none"> <li>• MOA will pursue EPA Cleanup and/or ADEC DBAC Grant.</li> <li>• Form partnerships with developers.</li> <li>• DOZ benefits/developer incentives.</li> </ul>
Chugach Way Corridor Properties	<ul style="list-style-type: none"> <li>• MOA secured Metro. Planning Organization Transportation Improvement Plan funds for AWP activities.</li> <li>• In 2018 MOA secured 2 TBAs from EPA for Phase I/II ESAs at catalyst sites covering 9.5 acres.</li> <li>• FY17 CWA Grant funded brownfield site inventory &amp; Phase I/II ESA for a catalyst site covering 4 acres.</li> </ul>	<ul style="list-style-type: none"> <li>• Use FY19 CWA Grant to leverage work started under FY17 CWA Grant &amp; the 2018 TBAs.</li> <li>• MOA will pursue EPA Cleanup and/or ADEC DBAC Grant.</li> <li>• Form partnerships with developers.</li> <li>• DOZ benefits/developer incentives.</li> </ul>
Mink Creek Property	<ul style="list-style-type: none"> <li>• Previous site investigations funded by Eklutna.</li> </ul>	<ul style="list-style-type: none"> <li>• Eklutna will pursue EPA Cleanup Grant and/or ADEC DBAC Grant.</li> <li>• Eklutna will form partnerships with developers.</li> <li>• Tax credits for affordable housing development.</li> <li>• State or federal funds for recreational trail development.</li> </ul>
DNR Fish Hatchery	<ul style="list-style-type: none"> <li>• The State has pledged to donate the property to the MOA P&amp;R Dept.</li> </ul>	<ul style="list-style-type: none"> <li>• MOA will pursue EPA Cleanup and/or ADEC DBAC Grant.</li> <li>• State or federal funds for recreational trail development.</li> </ul>

<sup>f</sup> Anchorage Economic Development Corp. *Economic Impacts Analysis: Irwin Development/Alaska Pacific Development DHS Building Project Proposal*. June 8, 2017.

Priority Site	Funding Secured	Anticipated Funding Sources to Leverage CWA Grant
		<ul style="list-style-type: none"> <li>MOA P&amp;R Dept. will fund redevelopment (if required) of the portion of the site they intend to use for their Eagle River park storage needs.</li> </ul>

**1.c.ii. Use of Existing Infrastructure:** The proposed projects support infill development activities that minimize urban sprawl and promote adaptive site reuse. These projects will utilize existing streets, sewer and water infrastructure. All the target areas are among the earliest developed in the region and are fully served by paved roads, utilities, culverts, and stormwater management features. Although the Mink Creek Property has never been developed, the Glenn Highway (constructed in the 1950s to connect Anchorage to the continental highway system) provides access to the Mink Creek property at multiple locations. Additionally, surrounding areas of the property are developed and fully served by utilities and culverts, providing convenient access for extending these features to Mink Creek.

## **2. COMMUNITY NEED & COMMUNITY ENGAGEMENT**

**2.a.i. The Community's Need for Funding:** Five years ago, the State provided almost \$13M in annual revenue sharing that was invested in local community projects. In 2014, the annual appropriation was cut from the State budget and diminished the ability of MOA and ACDA to fund critical economic development projects. As a result of the elimination of the discretionary funding, existing resources have been shifted to cover basic government services such as police and street maintenance. With increasing responsibilities shifted to the MOA, we began the 2017 budget process with a \$40M gap. To help offset the budget crisis, \$4.3M of cuts to city services were made across 20 departments (including layoffs). Today, the MOA continues to have a multi-million deficit leftover from 2017. In attempt to avoid more layoffs in 2019, the MOA is looking to find savings of \$5.9M via more budget cuts and potentially closing a fire department.

Furthermore, since 2015 Alaska's economy has suffered from massive budget cuts and a softening economy that has cost the state over 12K jobs. During this time, Alaska had a negative net migration rate, including MOA which suffered the most dramatic loss in state (2,386 residents). In 2017, Alaska experienced a population decline for the first time since 1998. The loss resulted in decreased business and tax revenues MOA relies on to fund assessment and cleanup activities. Similarly, because ACDA is solely funded by downtown parking and retail tenant revenues, population loss has decreased economic activities and significantly restricted ACDA's ability to fund assessment, cleanup and redevelopment projects.

The AK Native Claims Settlement Act (ANCSA) requires AK Native Regional Corporations (ANRCs) to share 70% of net revenues from natural resource development projects among all 12 ARNCs, including the Cook Inlet Region Inc. (CIRI) representing Eklutna, Inc. 50% of the total revenues received by CIRI are then distributed to Eklutna and the other 11 AK Native Village Corporations (ANVCs) within its footprint. With AK's economy in recession for 3+ yrs, decline in the mineral and timber industries has resulted in diminished revenues for Eklutna. Recent budget cuts to EPA and other federal programs relied on by Eklutna has further diminished their ability to fund assessments, cleanup and redevelopment.

Seven MOA neighborhoods received DOZ status in 2018. The criteria for a DOZ is a poverty rate of ≥20% or a median family income ≤80% of the state median income. As illustrated in 2.a.ii(1) and 2.a.ii(3), all the target areas are low income communities and have a relatively small population as each area represents less than <5% of the MOA's total population.

**2.a.ii. Threats to Sensitive Populations:** (1) **Health or Welfare:** Census data paints a stark and accurate picture for residents in our focus areas. Minority populations are high and income is low in comparison to the MOA, State, and US data. In the **Mt. View** neighborhood, **70% of residents are people of color**, with nearly 20% of residents identifying as American Indian or AK Native. The other 50% is comprised of Latinos, African Americans and Asians. These neighborhoods are also home to large numbers of children and single-parent households. While communities like **Mt. View** celebrate their immense diversity, these residents have borne the weight of poor land use planning and environmental hazards in the MOA. In our target areas, there is a high density of brownfield sites adjacent to residential areas, unbuffered from the potential contamination these sites can contain. By focusing site assessment and reuse planning grant funds in these areas, the MOA can identify contaminants and develop strategies to mitigate hazards and plan for redevelopment that brings new high-quality jobs and housing to these areas. The following table shows additional economic welfare impacts in the target areas. **Bold** and shaded values show demographics that are above or below national and state levels, respectively.

Target Area:	Chugiak/ Eagle River	Downtown/Fairview/Ship Creek & Mountain View			Downtown Core	Midtown/Spenard				MOA	Alaska	U.S.
Census Tract <sup>g</sup>	1.02	6	9.01	10	11	18.01	18.02	19	20			
Population	5,198	6,536	5,475	3,448	964	4,792	5,142	4,157	3,532	298,225	738,565	321M
% Single-Parent Households	9.3%	<b>22.3%</b>	<b>20.1%</b>	8.5%	1.3%	<b>20.9%</b>	<b>27.2%</b>	<b>11.4%</b>	5.7%	<b>10.0%</b>	<b>9.8%</b>	9.1%
% Minority <sup>h</sup>	21.1%	<b>69.8%</b>	<b>70.0%</b>	<b>41.8%</b>	<b>46.3%</b>	20.9%	<b>27.2%</b>	<b>65.6%</b>	<b>42.1%</b>	<b>36.3%</b>	<b>34.7%</b>	27.0%
% American Indian/AK Native	1.9%	<b>16.1%</b>	<b>19.3%</b>	<b>18.0%</b>	<b>21.4%</b>	<b>20.9%</b>	<b>27.2%</b>	<b>17.8%</b>	<b>9.1%</b>	<b>7.3%</b>	<b>14.2%</b>	0.8%

(2) **Greater Than Normal Incidence of Disease & Adverse Health Conditions:** In 2016, the Center for Disease Control (CDC) developed a health indicator report for the MOA which identified health conditions for residents across the city. The CDC

<sup>g</sup> Data Source: American Community Survey, 2013-2017 Estimates

<sup>h</sup> Data Source: American Community Survey, 2013-2017 Estimates; Calculated by subtracting the reported % of "total white persons not Hispanic" from 100%.

mapped the data to discern spatial patterns in prevalence of certain diseases. In the **Mountain View** neighborhood, the rate of asthma and diabetes is higher than other areas in the municipality. Residents also struggle with overall mental and physical health. Over 15% of residents in the neighborhood spent 14 or more days in poor mental and/or physical health.

This data is mirrored in the EPA's EJScreen tool. These low-income, racially diverse communities are bearing the burden of respiratory hazards and cancer risk in the MOA. The **East Downtown/Fairview** and **Mountain View** neighborhoods rank in the 90th and 95th percentile, respectively, for exposure to air toxins, which can negatively impact respiratory health and increase the risk of lung cancer. The prevalence of older structures in the **Downtown Core** – 73% of residential housing units were constructed prior to 1980, compared with 41% across the State – may increase exposure to LBP or ACM and the associated risks of developmental disabilities and cancer.

The CWA Grant will allow MOA to assess sites in the 5 target areas for potential hazardous materials, through Phase I/II ESAs and RBM Surveys. Site reuse planning will be targeted for the **3<sup>rd</sup> Ave Parking Lot** in **East Downtown** to develop high-quality uses such as affordable housing or new commercial uses that are safe and healthy for residents. The planning effort can also identify strategies for integrating the site into an alternative transportation network that reduces the risk of diabetes and improves mental and physical health.

**(3) Economically Impoverished/Disproportionately Impacted Populations:** Economic conditions vary greatly across the MOA. From wealthy neighborhoods with high home values and median household incomes, to impoverished communities relying on government assistance to make ends meet. Place of birth should not be a life sentence of living in poverty, but in neighborhoods like **Mt. View** and **East Downtown/Fairview**, generational poverty makes it nearly impossible to attain higher education and better employment. In **Mt. View**, the **median household income is approximately \$37,000**, less than half the median household income across the MOA (\$82,271). Children from low-income families find it extremely difficult to achieve the same quality of life as their middle-class peers. Childhood poverty in the **Mt. View** area is an astounding 40.2%. Nearly 40% of households in Mountain View require food stamps and Supplemental Nutrition Assistance Program benefits to feed their families, compared with 12.6% of families nationally. The CWA Grant will allow MOA and its partners to build capacity for communities negatively impacted by brownfields. It provides the tools residents and property owners need to catalyze positive reinvestment in their neighborhoods. This program can help communities like **Mt. View**, the **Downtown Core** and **East Downtown/Fairview** plan for and attract new development: high-quality, affordable housing, living wage jobs, and community facilities, such as the Mountain View Service Center - a former brownfield site, that help residents overcome the challenges of systemic racism and generational poverty. The following table shows additional economic welfare impacts in the target areas. **Bold** and shaded values show demographics that are above or below national and state levels, respectively.

Target Area:	Chugiak/ Eagle River	Downtown/Fairview/Ship Creek & Mountain View				Midtown/Spenard				MOA	Alaska	U.S.
Census Tract <sup>i</sup>	1.02	6	9.01	10	11	18.01	18.02	19	20			
Median household income	\$72,213	<b>\$36,844</b>	<b>\$41,250</b>	<b>\$49,885</b>	\$57,708	\$72,471	\$58,263	\$57,833	<b>\$41,198</b>	\$82,271	\$76,114	\$57,652
Cost-burdened households	<b>60.0%</b>	<b>63.0%</b>	43.1%	<b>54.9%</b>	<b>51.8%</b>	35.8%	40.4%	38.9%	49.8%	46.4%	45.6%	50.6%
5-Yr Unemployment	4.0%	<b>15.6%</b>	<b>10.6%</b>	<b>8.6%</b>	4.7%	<b>8.1%</b>	<b>10.6%</b>	<b>8.9%</b>	<b>10.6%</b>	5.8%	<b>7.7%</b>	6.6%
Households receiving Food Stamp/SNAP benefits	3.5%	<b>38.0%</b>	<b>36.6%</b>	<b>17.8%</b>	<b>16.2%</b>	5.8%	<b>19.5%</b>	<b>23.0%</b>	<b>18.6%</b>	8.2%	10.3%	12.6%
Households receiving Social Security Income	<b>25.2%</b>	<b>10.2%</b>	<b>11.9%</b>	<b>18.3%</b>	<b>9.3%</b>	<b>14.7%</b>	<b>6.7%</b>	<b>6.4%</b>	<b>16.3%</b>	4.4%	4.5%	5.4%
Poverty Rate	8.7%	<b>28.9%</b>	<b>26.8%</b>	<b>26.8%</b>	<b>16.3%</b>	13.3%	9.5%	13.2%	<b>19.0%</b>	8.1%	10.2%	14.6%
Child Poverty Rate	19.3%	<b>37.8%</b>	<b>40.2%</b>	20.8%	0.0%	<b>23.0%</b>	13.3%	16.8%	13.6%	11.5%	14.1%	20.3%

**2.b.i. Community Involvement:** The MOA will work closely with ACDA and Eklutna throughout the entire grant implementation process to provide input, connect with key stakeholders, and facilitate assessment of sites within their jurisdiction. In addition to Coalition Partners, the MOA has identified numerous community partners to help guide grant implementation and bring important community voices to the table. Many of the partners for our FY17 CWA Grant have confirmed their interest in continuing to serve on the BAC for our FY19 Grant. On 01/07/19, the MOA hosted a public meeting to engage stakeholders and form additional partnerships. Below is a summary of our confirmed partners.

- Partners who will represent the interests of (and connect the project to) Alaska Native stakeholders include the **Native Village of Eklutna** (Richard Farber, nve.rfarber@mtaonline.com) and **Alaska Native Tribal Health Consortium (ANTHC)** (Joy Britt, jdbritt@anthc.org, 907-729-5630).
- Neighborhood-based and housing-focused partners will connect impacted residents to the project and advocate for affordable housing needs such as **Anchorage Downtown Partnership** (Rachel Morse, 907-279-5658, rmorse@forakergroup.org), **Cook Inlet Housing Authority (CIHA)** (Tyler Robinson, 907-793-3721, trobinson@cookinlethousing.org), **Fairview Community Council** (Allen Kemplen, kemplen@gci.net, 907-947-0226), **NeighborWorks** (Doug Lamkin, dlamkin@nwalaska.org, 907-677-8490), and the **South Addition Community Council** (Hans Thompson, Hans.thompson1@gmail.com, 360-628-3868).

<sup>i</sup> Data Source: American Community Survey, 2013-2017 Estimates

- Governmental partners will continue to support MOA in their efforts to implement a robust brownfields program in the community. Their support will enable coordinated implementation and redevelopment efforts. Government partners include: **Anchorage Community Land Trust (ACLT)** (Stuart Bannon, lbannon@anchorage.landtrust.org, 907-274-0170), **Anchorage Economic Development Corporation** (Emma Kelly, ekelly@aedcweb.com, 907-258-3700), **Heritage Land Bank Commissioners** (Wende Wilber, Chair, wwilber@kittelton.com), **University of Alaska Anchorage** (Elizabeth Synder, PhD, ehodges4@alaska.edu, 907-786-6541), and **Alaska Food Policy Council** (Danny Consenstein, consenstein@gmail.com). As described in 4.a.ii, representatives from other MOA Departments (Planning, Private Investment, Watershed Mgmt., Health, Port, etc.) will also serve on the BAC.
- Local developers and property owners were active supporters of the FY17 CWA Grant and are involved as site owners, BAC members, and have a finger on the pulse of redevelopment in the MOA. These partners include **Alaska General Contractors** (Alicia Siira, alicia@agcak.org), **Anchorage Sand & Gravel** (Brad Quade, brad.quade@acsalaska.net, 907-348-6704), **Debenham Properties** (Shaun Debenham, shaun@debenhamproperties.com), **Rustic Goat/Local Developer** (J. Jay Brooks, jjbrooks@gspnw.com), **Regal North** (Ryan Mae Lucas, ryan@regal-north.org, 907-306-7135), **Spinell Homes** (Andre Spinelli, andre@spinellhomes.com, 907-440-6296), and **Think Office** (Jerod Park, jerod@thinkofficellc.com) and **Seth Anderson** (arete.seth@gmail.com, 907-441-5772).
- Environmental and open space groups also play an important role as advocates for improved green space in MOA. These partners include: **Anchorage Park Foundation** (Beth Nordlund, 907-274-1003), and **Zender Group** (Lynn Zender, PhD, lzender@zendergroup.org, 907-277-2111).

**2.b.ii. Incorporating Community Input:** The MOA and its partners firmly believe that robust community education and involvement is imperative to the successful implementation of this brownfield grant. Through the highly successful implementation of the FY17 CWA Grant, we were able to build connections with local community groups and stakeholders in the Anchorage region. Not only that, our connections with Alaska Native organizations and local community councils position us to work collaboratively with all relevant partners in identifying needs, solving problems, and fostering local leadership within our target areas. Our intention is to engage stakeholders with traditional, targeted, innovative, and online outreach tools and methods to reach a broad and inclusive audience at each phase of grant implementation. We will start by building the base of relationships we forged through the FY17 CWA Grant (via the BAC) and invite new voices to the process. Within the first quarter of the project, the MOA will prepare a Public Participation Plan (PPP) detailing methods for community involvement over the life of the project. The PPP will include the formation of a BAC with routine meetings to guide the entire process, at least 3 family-friendly open houses, focused dialogues with property owners and developers, periodic updates to the native community at quarterly or annual meetings, and continually updating the existing brownfields project webpage. Our process will also include more innovative methods of engagement such as online surveys, small-area inventory mapping, newsletters, and pop-up activities at local businesses, parks, or existing events to bring in underrepresented communities at key phases in the project. MOA will advertise all engagement opportunities through public notices, email blasts to project partners, social media posts, and through word of mouth in existing community networks. Translation of advertisements, meeting materials, and events will be prioritized in communities with non-English-speaking populations, including the Mountain View target area. This menu of community engagement methods will allow stakeholders to provide informed feedback that can influence the next phase of work. Strong public involvement with those most affected by our selected sites leads to community buy-in and more effective and representative redevelopment projects.

### **3. TASK DESCRIPTION, COST ESTIMATES & MEASURING PROGRESS**

**3.a. Description of Tasks & Activities:** The scope of work has been organized into the tasks detailed below. The MOA will not use grant funds for personnel costs to administer the grant and will contribute their own resources to manage the activities described herein. We estimate our in-kind contributions for the work described under each of the tasks below will total **\$23,880** (\$60/hr for personnel+fringe x 12hrs/month x 36 months). Likewise, in-kind contributions from ACDA are estimated to be **\$9,900** (\$55/hr for personnel+fringe x 5 hrs/month x 36 months) and Eklutna are estimated to be **\$7,200** (\$80/hr for personnel+fringe x 2.5 hrs/month x 36 months). Coalition letters are provided in Attachment C.

**Task 1: Project Mgmt., Reporting & Other Eligible Activities:** The MOA will oversee Consultant activities and manage all aspects of the project in accordance with the terms and conditions established in the Cooperative Agreement (CA). At the MOA's direction, the Consultant will assist with compliance reporting (quarterly and final reports, ACRES updates, annual DBE and Financial Reports, etc.) and other eligible project activities identified in the CA Work Plan. With support from the Consultant, the MOA will facilitate monthly check-in meetings with the Coalition, EPA and ADEC. Up to two MOA staff (including the Project Director) and the ACDA and Eklutna Project Managers will also attend one regional and one national brownfields-related conference. Task Lead: MOA with support from the Consultant. Timeline: Activities will be ongoing throughout the 3-yr grant term. The next AK Tribal Conference on Enviro. Mgmt. is anticipated for fall 2019.

**Task 2: Community Outreach & Site Prioritization:** The community outreach program executed for the MOA's FY17 CWA Grant will be continued and expanded for this project. A PPP will be prepared detailing our outreach strategy and schedule of activities. The existing project webpage and fact sheets will be updated with information for the FY19 CWA Grant. The BAC established for the FY17 CWA Grant will be expanded and continue to meet 3x/yr. The MOA will publicly

advertise a series of site nomination periods. At the end of each nomination period, the BAC will be convened to review and prioritize nominated sites for grant funding. **Task Lead:** The MOA will lead outreach to residents of the target areas with support from the Coalition members and project partners (as in-kind services). The Consultant will facilitate stakeholder, BAC and public meetings. The Consultant will develop a Public Participation Plan. The Coalition and BAC will lead site prioritization efforts. The Consultant will develop/maintain a focused inventory list of sites nominated/prioritized. **Timeline:** The project webpage and fact sheets will be updated during the first quarter (1Q). The BAC will be convened every 4-5 months with the first meeting during 1Q. Additional stakeholder meetings will be held as needed.

**Task 3: Phase I/II ESAs & RBM Surveys:** At least one priority site selected by each Coalition member will be prioritized for assessment activities. We estimate 12 to 20 sites will be assessed under this project (the final total will depend on the number of sites for which more than one type of assessment activity is performed). The Consultant will prepare Eligibility Determination (ED) requests for sites prioritized by the Coalition and BAC. The Consultant will conduct Phase I ESAs for ~10 sites in accordance with the AAI Final Rule and the standards set forth in the ASTM E1527-13 Phase I ESA Process. The Consultant will complete Phase II ESAs for ~10 sites and RBM Surveys for ~4 sites. Prior to initiating sampling or other field or laboratory investigation activities, the Consultant will update the 2018 Master Quality Assurance Project Plan (QAPP) covering hazardous substances and petroleum sites for EPA approval. The Consultant will also prepare Sampling and Analysis Plans (SAPs) and Health and Safety Plans (HASP) for each site selected for a Phase II ESA and/or RBM Survey. The SAPs will be submitted to EPA for approval prior to fieldwork. **Task Lead:** The Consultant will lead technical activities at the direction of the MOA. Access Agreements will be secured by the MOA. **Timeline:** Based on the work completed in 1 year for the FY17 CWA Grant, the following schedule is anticipated: Yr 1: 3 Phase I ESAs, Master QAPP, 3 Phase II ESAs, 2 RBM Surveys | Yr 2: 4 Phase I ESAs, 4 Phase II ESAs, 2 RBM Surveys | Yr 3: 3 Phase I ESAs, 3 Phase II ESAs

**Task 4: Cleanup & Reuse Planning:** The Consultant will prepare Analysis of Brownfield Cleanup Alternatives (ABCAs) and/or Corrective Action Plans (CAPs) for ~6 sites where contamination is confirmed. The Consultant will prepare reuse plans, market studies, and/or redevelopment feasibility studies for ~2 sites to support advancing redevelopment and adaptive reuse of catalyst sites. **Task Lead:** The Consultant will lead all technical activities at the direction of MOA. **Schedule:** Yr 1: 1 ABCA/CAP | Yr 2: 2 ABCA/CAPs, 1 Reuse Plan | Yr 3: 3 ABCA/CAPs, 1 Reuse Plan

**3.b. Cost Estimates and Outputs:** A summary of the overall proposed budget for grant funded activities is provided in the following table. Please note that funds are not requested for personnel, fringe benefits, equipment, supplies or other costs. Therefore, these budget categories are not included in the table.

Budget Categories	Task 1: Project Mgmt, Reporting & Other Eligible Activities	Task 2: Outreach & Site Prioritization	Task 3: Phase I/II ESAs & RBM Surveys	Task 4: Cleanup & Reuse Planning	Total
<b>HAZARDOUS SUBSTANCES FUNDING</b>					
Travel*	\$6,000	\$0	\$0	\$0	\$6,000
Contractual	\$15,000	\$15,000	\$213,000	\$45,000	\$288,000
<b>Total Direct Costs</b>	<b>\$21,000</b>	<b>\$15,000</b>	<b>\$213,000</b>	<b>\$45,000</b>	<b>\$294,000</b>
Indirect Costs**	\$1,500	\$1,500	\$1,500	\$1,500	\$6,000
<b>Total Budget</b>	<b>\$22,500</b>	<b>\$16,500</b>	<b>\$214,500</b>	<b>\$46,500</b>	<b>\$300,000</b>
<b>PETROLEUM FUNDING</b>					
Travel*	\$6,000	\$0	\$0	\$0	\$6,000
Contractual	\$15,000	\$15,000	\$213,000	\$45,000	\$288,000
<b>Total Direct Costs</b>	<b>\$21,000</b>	<b>\$15,000</b>	<b>\$213,000</b>	<b>\$45,000</b>	<b>\$294,000</b>
Indirect Costs**	\$1,500	\$1,500	\$1,500	\$1,500	\$6,000
<b>Total Budget</b>	<b>\$22,500</b>	<b>\$16,500</b>	<b>\$214,500</b>	<b>\$46,500</b>	<b>\$300,000</b>
<b>Total Budget (Haz + Petro)</b>	<b>\$45,000</b>	<b>\$33,000</b>	<b>\$429,000</b>	<b>\$93,000</b>	<b>\$600,000</b>

\*Travel costs for up to 4 Coalition personnel to attend one regional & one national brownfields-related conference/training.

\*\*The MOA is requesting 2% of grant funds awarded for indirect costs. The total requested is split evenly across the project tasks.

The following table provides a breakdown of the estimated costs and number of project outputs by task. It is assumed 50% of costs will be allocated to petroleum and 50% to hazardous substances for all four project tasks.

Outputs	Cost Basis & Assumptions (using an average rate of \$150/hr for the Consultant)
<b>Task 1 – Project Management, Reporting &amp; Other Eligible Activities</b>	
<ul style="list-style-type: none"> <li>12 Quarterly Reports</li> <li>1 Final Performance Report</li> <li>3 DBE Utilization Reports</li> <li>3 Federal Financial Reports</li> <li>ACRES updates</li> <li>2 brownfield conferences</li> <li>36 check-in meetings</li> </ul>	<ul style="list-style-type: none"> <li>Indirect Costs: \$3,000 (\$1,500 hazardous + \$1,500 petroleum)</li> <li>Travel Costs: \$12,000 (\$6,000 hazardous + \$6,000 petroleum)</li> <li>National Brownfields Conference: \$8,000 (\$2,000/person x 4 Coalition staff)</li> <li>Regional/State Brownfields Conference: \$4,000 (\$1,000/person x 4 Coalition staff)</li> <li>Contractual Costs: \$30,000 (\$15,000 hazardous + \$15,000 petroleum)</li> <li>36 monthly check-in meetings: \$12,000 (40 hours x \$150/hr x 2 staff)</li> <li>Compliance reporting: \$18,000 (120 hours x \$150/hr)</li> </ul>



Outputs	Cost Basis & Assumptions (using an average rate of \$150/hr for the Consultant)
<b>Task 2 – Community Outreach &amp; Site Prioritization</b>	
<ul style="list-style-type: none"> <li>• Project fact sheets</li> <li>• 8 BAC meetings</li> <li>• 6 other stakeholder meetings</li> <li>• Inventory list of sites nominated &amp; sites prioritized for funding</li> </ul>	<p>Indirect Costs: \$3,000 (\$1,500 hazardous + \$1,500 petroleum)</p> <p>Contractual Costs: \$30,000 (\$15,000 hazardous + \$15,000 petroleum)</p> <ul style="list-style-type: none"> <li>• Update Existing Project Fact Sheets: \$1,800 (12 hours x \$150/hr)</li> <li>• BAC Meetings (prepare materials [presentation, activity, posters, handouts, meeting notes/minutes, etc.] &amp; facilitate meetings): \$24,000 (160 hrs x \$150/hr)</li> <li>• Develop focused inventory of sites nominated/prioritized: \$4,200 (28 hours x \$150/hr)</li> </ul>
<b>Task 3 – Phase I/II ESAs &amp; RBM Surveys</b>	
<ul style="list-style-type: none"> <li>• 20 site eligibility requests</li> <li>• 10 Phase I ESAs</li> <li>• 1 Master QAPP</li> <li>• 10 Phase II ESAs (including SAPs)</li> <li>• 4 RBM Surveys (including SAPs)</li> </ul>	<p>Indirect Costs: \$3,000 (\$1,500 hazardous + \$1,500 petroleum)</p> <p>Contractual Costs: \$426,000 (\$213,000 hazardous + \$213,000 petroleum)</p> <ul style="list-style-type: none"> <li>• Prepare site eligibility requests: \$12,000 (80 hrs x \$150/hr)*</li> <li>• Phase I ESAs: \$50,000 (10 sites x \$5,000/site)*</li> <li>• Update existing Master QAPP: \$4,000 (1 QAPP x \$4,000/QAPP)*</li> <li>• RBM Surveys: \$28,000 (4 hazardous sites x \$7,000/site)</li> <li>• Phase II ESAs: \$252,000 (4 hazardous sites x \$28K/site) + (5 petroleum sites x \$28K/site)</li> <li>• Phase II ESA (Mink Creek Property): \$80,000*</li> </ul> <p><i>Note: Due to the large size of the Mink Creek Property (68 acres), the Phase II ESA cost is expected to be much greater than the average Phase II ESA cost assumed for other sites.</i></p> <p><i>*Denotes 50/50 split between hazardous and petroleum sites.</i></p>
<b>Task 4 – Cleanup &amp; Reuse Planning</b>	
<ul style="list-style-type: none"> <li>• 6 ABCAs/CAPs</li> <li>• 2 Site Reuse Plans</li> </ul>	<p>Indirect Costs: \$3,000 (\$1,500 hazardous + \$1,500 petroleum)</p> <p>Contractual Costs: \$90,000 (\$45,000 hazardous + \$45,000 petroleum)</p> <ul style="list-style-type: none"> <li>• ABCAs/CAPs: \$51,000 (6 sites x \$8,500/site)</li> <li>• Site Reuse Plans: \$39,000 (2 sites x \$19,500/site)</li> </ul>

**3.c. Measuring Environmental Results:** The MOA will establish a project schedule with key milestones defined in the CA. The status and estimated completion dates for **outputs** identified in 3.b will be tracked and reported to EPA via Quarterly and Final Performance Reports and ACRES updates. Between meetings and reports, the following **outputs** will be tracked on a spreadsheet maintained by the MOA and Consultant: (1) # of brownfield sites nominated/considered for funding; (2) # of brownfield sites prioritized for funding; (3) # of Phase I ESAs; (4) # of Phase II ESAs; (5) # of RBM Surveys; (6) # of ABCAs/CAPs; (7) # of site reuse plans; and (8) # of community meetings. The anticipated **short- and long-term outcomes** identified in 1.b.ii (# of jobs, # affordable residential units, acres of greenspace created, etc.) will also be tracked and reported to EPA. With support from the Consultant, the MOA will track and evaluate the following outcomes: (1) # of sites cleaned up; (2) # of sites for which off-site risks are identified; (3) # of sites for which property title transfers are facilitated; (4) # of sites and acres redeveloped; (5) # of acres of parks/greenspace created; (6) \$ of private investment and other funding leveraged; (7) # of jobs created or retained; (8) increased property and sales tax revenue generated; (9) increased property value; and (10) # of in-kind hours contributed to the project by each Coalition member. By using the detailed tracking mechanisms described above for the FY17 CWA Grant, the MOA was able to confirm the project was progressing as planned and monitor key performance indicators. The MOA will use the same approach for this project to track progress and ensure the project progresses on schedule and addresses EPA objectives and community goals.

#### **4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE**

**4.a.i. Organizational Structure:** As the lead Coalition member, the MOA will administer the grant and be accountable to EPA for management of the CA and compliance with grant terms and conditions. The MOA will oversee the Consultant who will implement technical activities (described in 3.a). The staff from the MOA Real Estate Dept. that managed the FY17 CWA Grant will also manage this project. Additionally, each Coalition member has identified two key personnel to represent their agency on this project. Brief descriptions of key staff are provided below.

**Nicole Jones-Vogel, AICP, Land Management Officer, MOA,** has 8 years' experience in municipal government, including environmental planning and management of 10,000+ acres of municipal land held in the MOA's Heritage Land Bank. Nicole is the Real Estate Dept.'s point person for all environmentally related projects including the MOA's effort to implement a Wetlands Mitigation Bank and the cleanup and reuse of current and former contaminated sites. Nicole holds a Bachelor's in Environmental Studies and a Master's in Public Administration. As Project Director of MOA's FY17 CWA Grant, Nicole was responsible for administering all phases of the project, meeting established metrics, and completing the project nearly two years ahead of schedule. *Role: Nicole will continue in her role as Project Director.*

**Robin Ward, Chief Housing Officer, MOA,** focuses on implementing solutions to affordable housing barriers in the MOA. Over the past 25 years, she has served on municipal boards including the Platting Board, Planning and Zoning Commission, Zoning Board of Appeals and Examiners and the Urban Design Commission. *Role: Support day-to-day activities and serve as a strategic advisor for projects related to affordable housing development.*

**Andrew Halcro, Executive Director, ACDA,** served on the BAC for the FY17 CWA Grant and is overseeing the \$45M redevelopment of a downtown public bus terminal into a mixed-use hotel/apartment/restaurant project along with a

proposed \$10M mixed-use housing/parking project. He oversees all redevelopment and economic development projects for ACDA. *Role: Serve as Project Manager for ACDA and participate on the BAC.*

**Melinda Gant, Development Assistant, ACDA**, has 20 years experience in community development projects including a large housing development that required extensive environmental remediation management. Melinda currently handles all ACDA tenant and lease property management and has experience working with local, state and federal agencies. *Role: Serve on the BAC and support stakeholder outreach, site prioritization/selection and planning activities.*

**Steve Connelly, Director of Lands & Regulatory Affairs, Eklutna**, has 38 years of experience in AK land and resource development. In his current position, he is responsible for managing all corporate lands and natural resources and working with developers on permitting, right of way, and environmental issues. He works closely with Federal, State and Municipal agencies on land planning and regulations. Prior experience has been in the construction industry, land management and forestry. *Role: Serve as Project Manager for Eklutna and participate on the BAC.*

**Noel Aspiras, Real Estate & Land Specialist, Eklutna**, maintains Eklutna's comprehensive land inventory and data information systems and assists with legal, statutory and regulatory issues for corporate lands. His responsibilities include management and development of Eklutna real estate assets and lands to maximize income and benefits to the corporation. *Role: Serve on the BAC, support data gathering activities and assist with site prioritization/selection activities.*

**Governance Structure:** Immediately following notice of grant award, the MOA will execute a Memorandum of Understanding with ACDA and Eklutna to document the roles/responsibilities of each partner. The Coalition will use a collective governance structure that ensures the interests of each member are represented throughout the project. As previously described, a BAC has been established and includes two representatives from each Coalition member as well as other community stakeholders that will guide site prioritization and assist with stakeholder outreach. In addition to serving on the BAC, the ACDA and Eklutna Project Managers will participate in monthly check-in calls facilitated by the MOA and Consultant to ensure all Coalition members are meaningfully involved in all phases of the project and to ensure clear internal objectives are established in support of timely and successful expenditure of grant funds. As described in 3.a, assessments will be conducted for at least one priority site within each Coalition member's jurisdiction.

**4.a.ii. Acquiring Additional Resources:** At least one representative from the MOA Planning Dept. (Long-Range and Transportation Divisions) as well as the Private Development Dept., Watershed Management Dept., Health Dept. and Port Dept. will serve on the BAC. The MOA also employs engineering, legal, financial services, and administrative staff to support project implementation as needed. **Contractor Procurement:** The MOA routinely contracts consulting services and has procedures in place to acquire these services through a competitive qualifications-based process. To advance the consultant selection process and position this project for early kick-off, MOA completed a qualifications-based procurement process in Oct. 2018 in conformance with 2 CFR 200.317 - 200.326 to contract a team of environmental consultants and planners. The Consultant will provide public outreach, project management, and compliance reporting support as well as technical management of Phase I/II ESAs, RBM Surveys, CAPs and Site Reuse Plans.

**4.b.i. Currently Has or Previously Received an EPA Brownfields Grant: FY17 Brownfield CWA Grant, CA #: BF-01J39201, Total: \$300K, Term: 10/01/17 - 09/30/20** (Note: All funds have been expended & formal closeout will occur on 02/28/19.)

**(1) Accomplishments:** The MOA Real Estate Dept. received \$150K of hazardous substances funding and \$150K of petroleum funding. Accomplishments include:

- 8 sites nominated for grant funding
- 6 sites assessed totaling 5.22 acres
- 4 Phase I ESAs, 4 Phase II ESAs & 2 RBM Surveys
- 6 property profiles created in ACRES
- 2 sites with mixed-use residential/commercial redevelopment activities underway
- 2 former substations sites cleared for sale
- 1 site with reuse plans for residential, trails & greenbelt
- Hosted 4 community meetings
- Developed project-specific webpage & 5 fact sheets
- Developed site inventory for Chugach Way (209 parcels = 52 acres) & greater Spenard area (3,081 parcels = 1,012 acres)
- Leveraged inventories to secure area-wide planning funding for the Chugach Way Corridor & Spenard Neighborhood
- Leveraged CWA Grant by securing 2 Targeted Brownfields Assessments (TBAs) for catalyst sites on Chugach Way
- 4 Quarterly Performance Reports
- 1 Final Performance Report (due by 02/28/19)

A \$600K CWA Coalition Grant will allow the MOA and its partners to continue the momentum of the FY17 CWA Grant with ongoing assessment and revitalization efforts to return brownfield sites to productive use.

**(2) Compliance with Grant Requirements:** The MOA maintained compliance with the workplan, schedule (10/01/17-09/30/20), and terms and conditions and achieved the expected results in just over one year (nearly 2 years ahead of schedule!). All progress reports and other deliverables were submitted on time and in compliance with EPA standards. The Final Performance and Financial Reports are currently in progress and will be submitted by 02/28/19, at which time the CA will be formally closed. Property profiles in ACRES were updated within 30 days of completing assessment activities and were updated as needed to reflect current conditions. As of 12/31/18, \$263,261 (or 88%) of grant funds had been drawn down (see Attachment D for drawdown confirmation). As of the date of this grant application, 100% of grant funds have been expended. Project Director Nicole Jones-Vogel and her staff were responsible for successful execution of the grant and will carry forward their experience and best practices for the FY19 CWA Grant.

# **ATTACHMENT A**

## **Responses to Threshold Criteria**



# Threshold Criteria for Assessment Grants

## Municipality of Anchorage

**1. APPLICANT ELIGIBILITY:** All three Coalition members are eligible applicants for EPA Brownfields Assessment Grants. Detailed eligibility information is provided below.

**(a) Eligibility of Lead Entity:**

The **Municipality of Anchorage (MOA)** is a general purpose unit of local government as defined under 2 CFR 200.64.

**(b) Eligibility of Coalition Members:**

The **Anchorage Community Development Authority (ACDA)** is a quasi-governmental agency established as a separate legal entity of the MOA under Provision 25.35.015 of the Anchorage Code of Ordinances. The ACDA was predated by the Anchorage Parking Authority, created as the first separate public authority on February 28, 1984. That authority was established "to create an environment in the Anchorage area such that parking policies are in a position to influence the community as a whole." In 2004, the Municipality of Anchorage considered creating a development authority that could aid in developing public lands. On January 18, 2005, the assembly passed an amendment to the original Anchorage Parking Authority ordinance which renamed the authority to Anchorage Community Development Authority with two departments: Development Services and Parking Services. The ACDA is governed by a board of local residents, MOA staff and Anchorage Assembly members (elected officials).

Eligibility documentation for ACDA is provided in [Attachment B](#) and includes:

1. Governmental Code of Establishment (Provision 25.35.015 of the Anchorage Code of Ordinances)
2. Bylaws

Incorporated in 1972, **Eklutna, Inc.** is an Alaska Native Village Corporation (ANVC) as defined by the Alaska Native Claims Settlement Act (ANCSA) of 1971. Eklutna owns 90,000 acres of land in Anchorage, represents over 170 shareholders and manages a variety of investments, including commercial properties and residential developments.

Eligibility documentation for Eklutna is provided in [Attachment B](#) and includes:

1. Registry of Alaska Native Regional and Village Corporations (maintained by the Alaska Department of Natural Resources)

**(c) Letters of Commitment from Coalition Members:**

Letters of commitment from ACDA and Eklutna are provided in [Attachment C](#).

**2. COMMUNITY INVOLVEMENT:** The MOA and its partners firmly believe that robust community education and involvement is imperative to the successful implementation of this brownfield grant. Through the highly successful implementation of the FY17 EPA Brownfields Community-Wide Assessment (CWA) Grant, we were able to build connections with local community groups and stakeholders in the Anchorage region. Not only that, our connections with Alaska Native organizations and local community councils position us to work collaboratively with all relevant partners in identifying needs, solving problems, and fostering local leadership within our target areas.

On 01/07/19, the MOA hosted a community meeting to gauge initial interest in the grant program and identify potential partners. A wide representation of community members and stakeholders attended the meeting and were able to learn about the project and pledge their continued commitment as members of the Brownfield Advisory Committee (BAC) or as a general project partner. The meeting included a presentation on brownfields redevelopment, accomplishments of the FY17 CWA Grant, and current plans and goals for continuing brownfield revitalization via a FY19 CWA Grant, and a Q&A session that addressed the community's role in implementation. Additionally, participants were able to provide input on neighborhood-level focus areas for the FY19 CWA Grant and identify critical site prioritization criteria. The project partners identified through the initial community meeting will be included in routine project updates (such as newsletters and email blasts) to stay informed and invited to public open houses and BAC meetings to provide their input on site prioritization, assessment activities, and areawide planning.

## Threshold Criteria for Assessment Grants

### Municipality of Anchorage

Our intention is to engage stakeholders with traditional, targeted, innovative, and online outreach tools and methods to reach a broad and inclusive audience at each phase of grant implementation. We will start by building the base of relationships we forged through the FY17 CWA Grant (via the BAC) and invite new voices to the process. Within the first quarter of the project, the MOA will prepare a Public Participation Plan (PPP) detailing methods for community involvement over the life of the project. The PPP will include the formation of a BAC with routine meetings to guide the entire process, at least 3 family-friendly open houses, focused dialogues with property owners and developers, periodic updates to the native community at quarterly or annual meetings, and continually updating the existing brownfields project webpage. Our process will also include more innovative methods of engagement such as online surveys, small-area inventory mapping, newsletters, and pop-up activities at local businesses, parks, or existing events to educate and gather feedback from underrepresented communities at key phases in the project. We will focus on hosting engagement events in locations that are convenient for stakeholders with activities and educational opportunities for participants of all ages, background, experience. MOA will advertise all engagement opportunities through public notices, email blasts to project partners, social media posts, and through word of mouth in existing community networks (neighborhood list-serves, advertisement to community and religious groups, schools. Translation of advertisements, meeting materials, and events will be prioritized in communities with non-English-speaking populations, including the Mountain View target area. This menu of community engagement methods will allow stakeholders to provide informed feedback that can influence the next phase of work. Strong public involvement with those most affected by our selected sites leads to community buy-in and more effective and representative redevelopment projects.

**3. EXPENDITURE OF ASSESSMENT GRANT FUNDS:** As detailed in Section 4.b.i of our proposal narrative, as of January 1, 2019, the MOA has drawn down \$263,261.00 (or 88%) of our \$300,000.00 FY17 CWA Grant. Documentation of our asap.gov Payment Transaction Confirmation from December 21, 2018 is provided in Attachment D and shows a total remaining balance of \$36,739.00 (demonstrating a total drawdown of \$263,261.00).

As of the time of this grant application, the MOA has expended \$300,000.00 (or 100%) of our FY17 CWA Grant. Formal project closed will occur on February 28, 2019 (18 months ahead of schedule).

# **ATTACHMENT B**

## **Documentation of Applicant Eligibility**

### **Anchorage Community Development Authority:**

- Governmental Code (Provision 25.35.015 of the Anchorage Code of Ordinances)
- Bylaws

### **Eklutna, Inc.:**

- Alaska Department of Natural Resources Registry of Alaska Native Regional & Village Corporations

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## Anchorage

### ■ Code of Ordinances

#### ■ Title 25. Public Lands

#### ■ Chapter 25.35. Anchorage Community Development Authority

### § 25.35.015. Established; termination

*Latest version.*[Latest Version](#)[Updated Version](#)

A. There is an Anchorage Community Development Authority, a public corporate authority of the municipality. The authority is an instrument of the municipality, but exists independently of and separately from the municipality, with powers authorized under section 25.35.060. The authority shall continue to exist until terminated by ordinance. When the authority's existence is terminated, all of its rights, assets and properties shall pass to the municipality.

B. Within the authority and reporting to the executive director are the following departments:

1. Parking Services Department, responsible for operating, managing and controlling on-street and off-street parking throughout the municipality.
2. Development Department, responsible for:
  - a. Acquiring or disposing of interests in real property;
  - b. Investigating and studying real estate conditions;
  - c. Designing, constructing, improving, altering or repairing municipal property owned or managed by ACDA; and
  - d. Operating, managing and controlling municipal land owned or managed by ACDA.

(AO No. 8-10(S); AO No. 2004-181(S-1), § 2, 1-18-05; AO No. 2007-48, § 1, 3-2-07; AO No. 2008-124(S), § 1, 5-26-09)

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# **ANCHORAGE COMMUNITY DEVELOPMENT AUTHORITY BYLAWS**

## **ARTICLE I - DEFINITIONS**

As used in these bylaws the following words and phrases shall have the following meanings:

- (a) "Assembly" means the Assembly of the Municipality of Anchorage and any legislative body hereafter succeeding to its powers;
- (b) "Authority" means the Anchorage Community Development Authority created under Anchorage Municipal Code Chapter 25.35, as amended;
- (c) "Board" means the Board of Directors of the Authority established under Anchorage Municipal Code Section 4.80.010, as amended;
- (d) "Chair" means the chair of the Board or, where appropriate in the context, the person acting as the chair of the Board
- (e) "Director" means a member of the Board;
- (f) "Executive Director" means the the person appointed by the Mayor and confirmed by the Assembly to oversee the day-to-day operations of the Authority;
- (g) "Mayor" means the Mayor of the Municipality and any chief executive officer of the Municipality hereafter succeeding to the executive powers of the Mayor; and
- (h) "Municipality" means the Municipality of Anchorage, a home-rule municipal corporation existing under the law of the state of Alaska, and any municipal government hereafter succeeding the Municipality of Anchorage, or where the context so requires, it means the geographic area within the political boundaries of the Municipality of Anchorage and any such succeeding municipal government.
- (i) "Quorum" means a majority of the Directors.

## ARTICLE II – NAMES, SEAL, OFFICES AND FISCAL YEAR

### Section 1. Official Name of Authority.

The official name of the Authority is the “Anchorage Community Development Authority”.

### Section 2. Seal.

The seal of the Authority is in the form of a circle and bears the legend, “Anchorage Community Development Authority”. The Board may alter the form of the seal at its pleasure. Except as the Board from time to time may otherwise direct, the seal shall be retained in the custody of the Secretary of the Board. On any bonds issued by the Authority or on any other documents, a printed seal in the form of the seal of the Authority may be used instead of an impressed seal and shall have the same effect as if it were impressed.

### Section 3. Offices of the Authority.

The offices of the Authority shall be located within the Municipality and at a place or places designated by the Board. The Board may change the location of the offices of the Authority at its pleasure.

### Section 4. Fiscal Year.

The fiscal year of the Authority shall coincide with the calendar year.

## ARTICLE III - THE BOARD OF DIRECTORS

The Board of Directors shall consist of nine (9) members appointed by the Mayor subject to confirmation by the Assembly, two (2) of which members shall be executive employees of the Municipality. In addition to those nine (9) members, the Assembly shall appoint two (2) of its members to serve as *ex-officio* members to the Board, and the Executive Director shall serve as an *ex-officio* member for the purpose of acting as Secretary and Treasurer to the Board. *Ex-officio* members are not entitled to vote on any question before the Board or to be counted for purposes of determining a quorum for any meeting of the Board.

## ARTICLE IV - OFFICERS

### Section 1. Officers.

The officers of the Board are the Chair and the Vice Chair. The Chair and the Vice Chair shall be elected by the Board from among the Directors at the first Board meeting after the tenth month of each year. The term of the Chair and the Vice Chair shall be for one year and until the Board has duly elected a successor. A person may be reelected as Chair or Vice Chair for successive terms. If the person serving as Chair or Vice Chair ceases to be a Director, then the Board shall, at its next meeting, elect a replacement to serve the remainder of that term. The Executive Director, serving as an Ex-Officio member of the Board, is Secretary and Treasurer to the Board but is not an officer of the Board.

### Section 2. Chair.

The Chair shall preside at all meetings of the Board and shall be the official representative of the Board, unless the Chair delegates the Executive Director or another Director to be the official representative of the Board, at all other meetings or events at which the Board or the Authority is to be represented. At each meeting of the Board, the Chair shall submit such recommendations and information as the Chair may consider proper or which any Director or the Executive Director has requested to come before the Board concerning the business, affairs and policies of the Authority. The Chair shall have the right to participate in discussions of the Board at all meetings and shall have the right to vote at all Board meetings the same as any other Director; however, the Chair shall not make any motion for the Board to consider unless the Chair shall have first relinquished the chairship to the Vice Chair (or a chair *pro-tempore* named by the Chair for that purpose) while the motion to be made by the Chair is being considered by the Board; upon the action by the Board on that motion, (including the tabling of that motion, its adoption or its rejection), the Chair shall resume the chairship from the Vice Chair or chair *pro-tempore*. A ruling by the Chair with respect to the conduct and procedure of a Board meeting shall not be overruled unless there are at least six (6) votes in favor of overruling the Chair.

### Section 3. Vice Chair.

The Vice Chair shall perform the duties of the Chair in the absence or incapacity of the Chair and while there is a vacancy in the office of Chair.

#### Section 4. Other Duties of Officers.

- (a) In the case of absence or inability to act of any officer and of any person herein authorized to act in that officer's place, the Board may, from time to time, delegate the powers or duties of such officer to any other officer, or any Director or other person whom it may select.
- (b) The Chair and Vice Chair of the Authority shall perform such other duties and functions as may from time to time be required of them by the Board, these bylaws or the ordinances of the Municipality.

### **ARTICLE V – BOARD COMMITTEES**

#### Section 1. There shall be Finance, Development and Operations Committees

The Chair shall appoint at least 2 members of the Board to each of these committees. Each committee shall elect a chair.

#### Section 2. Executive Committee

The Chair, Vice Chair and Chairs of the standing committees shall constitute an Executive Committee of the Board. The Executive Committee may act on behalf of the Board in the interim between Board meetings. The Executive Committee shall conduct an annual performance review of the Executive Director.

#### Section 3. Other Standing and Temporary Committees.

The Board may appoint other standing and temporary committees to advise the Directors.

### **ARTICLE VI - EXECUTIVE DIRECTOR, AND STAFF**

#### Section 1. Executive Director.

The Executive Director shall be selected by the Mayor, subject to confirmation by the Assembly. The Executive Director shall serve at the pleasure of the Mayor and function under the direction of the Board. The Board shall, through the Executive Committee, directly supervise and evaluate the performance of the Executive Director and no other employee of the Authority. The Board shall set the salary and benefits of the Executive Director from time to time or may provide for them by an employment agreement with the Executive Director. The Board shall take any



other necessary or appropriate personnel actions with respect to the Executive Director, including recommendations to the Mayor

Section 2. Duties and Authority of the Executive Director.

- (a) The Executive Director shall be responsible for planning, recommending to the Board, administering, directing and coordinating all programs, projects and activities of the Authority relating to:
  - (i) all phases of vehicle parking in the Municipality,
  - (ii) transfer of municipal land or interests in land appropriate for transfer to the Authority for use in economic and resource development,
  - (iii) purchases, sales, construction and joint development projects consistent with the Authority's mission,
  - (iv) personnel rules, policies and procedures, and revisions or amendments thereto to apply to the management and staff of the Authority, and
  - (v) other matters assigned by the Board.
- (b) The Executive Director shall be responsible for hiring, directing, supervising, dismissing, promoting, demoting, transferring, disciplining and taking any and all other personnel actions as may be appropriate or required with respect to employees of the Authority.
- (c) The Executive Director shall sign all properly authorized contracts, leases, agreements, deeds and other written instruments on behalf of the authority.
- (d) The Executive Director may without Board approval enter into contracts on behalf of the Authority for goods and services so long as the total consideration due from the Authority under the contract is authorized by the approved budget and does not exceed \$50,000.
- (e) As Secretary to the Board, the Executive Director shall be responsible for:
  - (i) maintaining and having custody of the records of the Authority;
  - (ii) keeping an accurate record of the proceedings of the meetings of the Board;

- (iii) acting as secretary of the meetings of the Board and recording all votes;
  - (iv) arranging for all applications, forms, books and records of the Authority to be in standard formats to the extent practicable;
  - (v) keeping in safe custody the seal of the Authority and affixing the seal, or causing it to be affixed, to all contracts and instruments authorized to be executed by the Board and requiring a seal; and,
  - (vi) performing other duties appropriate or incident to the position as Secretary to the Board.
- (f) As Treasurer of the Authority, the Executive Director shall be responsible for:
- (i) developing and recommending to the Board an annual budget and amendments thereto,
  - (ii) investing and depositing funds of the Authority as directed or authorized by the Board's investment policy, and consistent with applicable ordinances and statutes and bond indentures, but never with less than the standard of care a prudent institutional investor would bring to bear in making investments of its own funds;
  - (iii) having an annual audit made of the books and accounts of the Authority as required by the Board and/or applicable ordinances, statutes and indentures;
  - (iv) keeping, or causing to be kept, regular books of accounts of all the financial transactions of the Authority, recording receipts and expenditures;
  - (v) rendering such reports and accountings as the Board may request;
  - (vi) being bonded or causing appropriate employees of the Authority to be bonded, in such amounts and on such terms and conditions as the board may require.

### Section 3. Staff and Management.

The employees of the Authority, other than the Executive Director, shall serve at the pleasure of the Executive Director, subject to the personnel rules and

procedures approved by the Board. In the event personnel rules and procedures are ever in conflict with these bylaws, the bylaws shall be the basis of judgment or decisions absent further action of the Board.

## ARTICLE VII – MEETINGS

### Section 1. Regular Meetings.

Regular meetings of the Board shall be held from time to time at the time and place designated by the Board or, in the absence of such a designation, at the place and time fixed by the Chair, or, by the Executive Director at direction of the Chair, in the notice to the Directors of the meeting. The Directors shall have at least five (5) days' prior notice of a regular meeting, and the designation, at a regular meeting, of the time and place of the next regular meeting shall constitute sufficient notice to the Directors. Any business that may properly come before the Board may be considered and transacted at a regular meeting. The Authority is subject to Anchorage Municipal Code Chapters 1.25 and 4.05 and in cases where interpretive differences might occur, Anchorage Municipal Code Chapter 4.05 shall prevail.

### Section 3. Special Meetings.

The Chair may, when deemed expedient or when requested to do so by a majority of the Directors, call a special meeting of the Board for the purpose of considering and transacting the business specified in the call for the special meeting. The call for a special meeting may be transmitted electronically or hand-delivered to the business or home address of each Director at least twenty-four (24) hours prior to the time of the meeting. No business other than that designated in the call for a special meeting shall be considered at that special meeting.

### Section 4. Directors' Waiver of Notice.

A meeting of the Board held without all directors' having received notice under Sections 1 or 2, of this Article, as applicable, shall nonetheless be properly held and conducted, and all business transacted at that meeting shall have been duly and validly transacted, if those Directors who did not receive timely notice thereof waive such notice. Directors not receiving timely notice who attend the meeting shall have waived such notice by the fact of their attendance, except when a Director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting was not lawfully called or convened, or for lack of proper notice, and all other Directors not receiving timely notice may waive such notice by executing a waiver before or after that meeting.

#### Section 5. Public Notice of Meetings.

All meetings of the Authority's Board of Directors will comply with notice requirements of Anchorage Municipal Code Chapter 1.25.

#### Section 6. Board Actions; Quorum.

A quorum of the Board shall be a majority of the number of Directors currently serving in good standing, and entitled to vote, but a smaller number of Directors may meet, receive information and adjourn from time to time. All business of the Board, other than procedural matters relating to the conduct of the meeting, shall be transacted by approving motions duly made and seconded. The act of a majority of Directors present at a meeting at which a quorum is present is the act of the Board unless these bylaws prescribe a different number of Directors for the Board to take a particular action. A Director may participate in a Board meeting via teleconference when such facilities are available, and shall thereby be considered present at the meeting for all purposes.

#### Section 7. Manner of Voting.

The Chair may call for a voice vote on a motion before the Board unless a Director objects or calls for a roll call vote. If a voice vote is taken and votes are voiced on only one side of the motion, then the voice vote shall be recorded as a unanimous vote of the Directors. If a voice vote is taken and at least one vote is voiced on each side of the question, the voice vote shall be void and the Chair shall direct that a roll call vote be taken. The Chair or another Director may call for a roll call vote on a motion without a voice vote having been taken on that motion. In a roll call vote each Director voting in favor of the motion shall say "Yea", "Aye", "Yes" or some similar affirmative expression, and each Director voting against the motion shall say "Nay," "No" or some similar negative expression; the vote of each Director shall be recorded, with the Chair voting last. No Director may abstain or withhold his or her vote, unless barred from voting because of a conflict of interest or unless otherwise excused by the Chair from voting for good cause, in either of which cases that Director shall be recorded as present but not voting.

### **ARTICLE VIII - AMENDMENT**


These bylaws may be amended by a two-thirds vote of the Board of Directors, when the proposed bylaw change has been given to all Directors not less than ten (10) days in advance of the meeting during which the change is to be discussed.

## ARTICLE IX – DEPARTMENT REPORTS

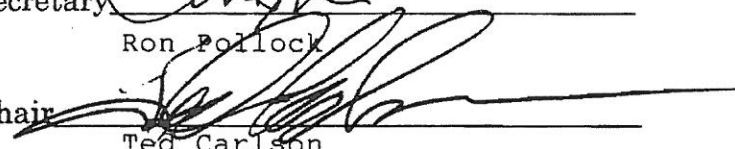
The staff and management of the Authority shall provide the Board with monthly department reports for each department from which the Board requests a report. A Director shall be appointed to receive each monthly departmental report. Each appointed Director may review with the Executive Director or the head of the Department, departmental recommendations made to the Board or questions related to departmental functions raised by the Board.

ATTEST

Secretary

  
Ron Pollock

Chair

  
Ted Carlson

REVISED 8/1/2013



## Alaska Department of Natural Resources DIVISION OF MINING, LAND AND WATER

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[Allowable Uses](#)

[Map of ANCSA Regions](#)

[Search Region-Village-Corporation](#)

[BLM Easement Maps website](#)

[Map Legend](#) (PDF)

[Alaska National Interest Lands  
Conservation Act \(PL 96-487\)](#) (PDF)

[Detailed township map](#) (PDF)

[Alaska Native Claims Settlement  
Act \(43 CFR 2650.4-7\)](#) (PDF)

[Alaska Land Transfer Acceleration  
Act\(PL 108-452\)](#) (PDF)

### Corporation Index Selection

#### Corporation Name

Find the corporation name of a specific community.

Select a Community ▼

SUBMIT

#### Communities

View a list of the communities and corporation names within a specific Regional Native Corporation.

Select a Regional Native Corporation ▼

SUBMIT

Show all Regional Corporations and Communities.

SHOW ALL

### Corporation Index Results

#### Regional Corporation: Cook Inlet Region, Incorporated

##### Community Name:

Alexander Creek  
Caswell  
Chickaloon  
Eklutna  
Golovin  
Kenai  
Knik  
Montana Creek  
Ninilchik  
Point Possession  
Salamatoff  
Seldovia  
Tyonek

##### Community

Alexander Cr  
Caswell Nativ  
Chickaloon M  
**Eklutna Inc.**  
Golovin Nativ  
Kenai Native  
Knikatnu Inc.  
Montana Cre  
Ninilchik Nati  
Point Possess  
Salamatoff N  
Seldovia Nati  
Tyonek Nativ



State of Alaska  
Department of Natural Resources

550 W. 7th Ave, Suite 1360  
Anchorage, AK 99501-3557  
Phone: (907) 269-8400  
Fax: (907) 269-8901  
TTY: (907) 269-8411

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## **ATTACHMENT C**

### **Letters of Commitment from Coalition Members**





January 24, 2019

Nicole Jones-Vogel, Land Management Officer  
Municipality of Anchorage  
Real Estate Department – Heritage Land Bank  
P.O. Box 196650  
Anchorage, AK 99519-6650  
Sent via email: nicole.jones-vogel@anchorageak.gov

**RE: Letter of Commitment for EPA Brownfields Assessment Coalition Grant**

Dear Nicole,

This letter confirms the Anchorage Community Development Authority (ACDA) is pleased to join the Brownfields Assessment Coalition led by the Municipality of Anchorage. The ACDA appreciates consideration of this crucial grant and offers our full support and assistance with the application and implementation process. Having participated on the Brownfields Advisory Committee for the Municipality's 2017 Brownfields Assessment Grant and received grant funds to conduct assessments at two of our properties (the 8<sup>th</sup> and K Street site and the Downtown Transit Center), we are excited for the opportunity to apply for additional funds and carry forward the momentum of our ongoing downtown revitalization projects. As you are aware, the Phase II ESA completed at 8<sup>th</sup> and K Street allowed us to move forward with a planned development proposal six months ahead of schedule. The receipt of the Brownfield grant allowed not only to expedite the timelines, but freed up resources to invest into project design. Similarly, the regulated building materials survey at the Downtown Transit Center has allowed us to move forward with transforming a 30 year old public health and safety concern into a modern facility including a new hotel, housing and public transit space.

Building on the success of these two projects funded by the Municipality's 2017 Brownfields Grant, we believe additional grant funds will provide tremendous economic development opportunities in downtown Anchorage and the surrounding areas, which include the recently established federal Opportunity Zones and some of the poorest neighborhoods in our community.

As a member of the Coalition, we pledge to assist with successful implementation of the grant and anticipate providing approximately 5 hours of in-kind contributions per month at an estimated rate of \$55 per hour for staff time. Over the three-year grant period, our estimated contribution value will be \$9,900 [\$55/hour x 5 hours/month x 36 months].



We are excited to partner with the Municipality and Eklutna Inc. to help guide this important initiative. If you need further information please contact me at 907-276-7275 or [ahalcro@acda.net](mailto:ahalcro@acda.net).

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Halcro', with a long horizontal stroke extending to the right.

Andrew Halcro  
Executive Director



16515 Centerfield Dr, Ste 201  
Eagle River, AK 99577  
Phone: 907-696-2828  
Fax: 907-696-2845  
www.eklutnainc.com

January 25, 2019

Nicole Jones-Vogel  
Municipality of Anchorage  
Real Estate Department/Heritage Land Bank  
Email: nicole.jones-vogel@anchorageak.gov

**RE: Letter of Commitment for 2019 EPA Brownfields Assessment Coalition Grant**

Dear Nicole,

On behalf of Eklutna, Inc., I am pleased to confirm our membership in the Anchorage Brownfields Assessment Coalition and offer our full support of this grant application.

As discussed at our Coalition kick-off meeting on January 7, 2019, grant funds are needed for a site investigation at Eklutna's Mink Creek Property. Community visions for this property include mixed-use residential/commercial but unquantified environmental risks and past uses of nearby properties have stalled redevelopment plans and deterred investors. Assessment funds are needed to characterize and delineate the extent of impacts to soil and groundwater.

With Alaska's economy in recession for the past 3 years, Eklutna has been impacted by a decline in natural resources sharing revenues it receives under the Alaska Native Claims Settlement Act. During the same time, recent cuts to federal programs we rely on has put additional strain on our financial resources and further diminished our ability to fund site investigation activities. We believe the EPA Brownfields Assessment Grant will fill the funding gap and allow us to position the Mink Creek Property and other priority sites for redevelopment.

As a Coalition member, we anticipate our in-kind contributions will be 30 hours of staff time per year at an average rate of \$80 per hour. Over the 3-year grant term, our estimated contribution is \$7,200 (3 years x 30 hours x \$80 per hour).

Eklutna appreciates the opportunity to join the Municipality's Brownfields Assessment Coalition and encourages the EPA to fund this important initiative. If you have questions or require additional information, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Steve Connelly". The signature is fluid and cursive, with the first name "Steve" and last name "Connelly" clearly legible.

Steve Connelly, Director of Lands and Regulatory Affairs

Direct: 907-696-9618

Cell: 907-350-9529

Email: [sconnelly@eklutnainc.com](mailto:sconnelly@eklutnainc.com)

## **ATTACHMENT D**

**ASAP Payment Transaction Confirmation  
(dated December 21, 2018)**

## Payment Transaction Confirmation

Payment Request Sequence Number : 12-21-2018 79967949

Payment Request Type :	Individual
Payment Method :	ACH
Bank Relationship :	
Requested Settlement Date :	12/24/2018
Requested Date and Time :	12/21/2018:14:37
Total Items :	1

**Recipient : MUNICIPALITY OF ANCHORAGE (0221685)**

**Federal Agency : ENVIRONMENTAL PROTECTION AGENC (68128933)**

**Cash On Hand : Total :\$174,681.69**

Seq # / Item #	Account ID	Account Status	Request Reference Number	Available Balance	Remittance Code	Remittance Amount	Amount Requested	Payment Request Status
00001/1		Open		\$36,739.00				Queued to be sent to ACH
		Open						
		Open						

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

01/31/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

\* a. Legal Name: Municipality of Anchorage, Alaska

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

\* c. Organizational DUNS:

0766670130000

d. Address:

\* Street1:

PO Box 196650

Street2:

\* City:

Anchorage

County/Parish:

\* State:

AK: Alaska

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

99519-6650

e. Organizational Unit:

Department Name:

Real Estate Department

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

\* First Name:

Nicole

Middle Name:

\* Last Name:

Jones-Vogel

Suffix:

Title: Land Management Officer

Organizational Affiliation:

\* Telephone Number: 907-343-7531

Fax Number: 907-249-7726

\* Email: Nicole.Jones-Vogel@anchorageak.gov

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

### Type of Applicant 2: Select Applicant Type:

E: Regional Organization

### Type of Applicant 3: Select Applicant Type:

V: Alaska Native and Native Hawaiian Serving Institutions

### \* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

### CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-06

### \* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

### 13. Competition Identification Number:

### Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

Municipality of Anchorage Brownfields Assessment Coalition

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="600,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="600,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: